

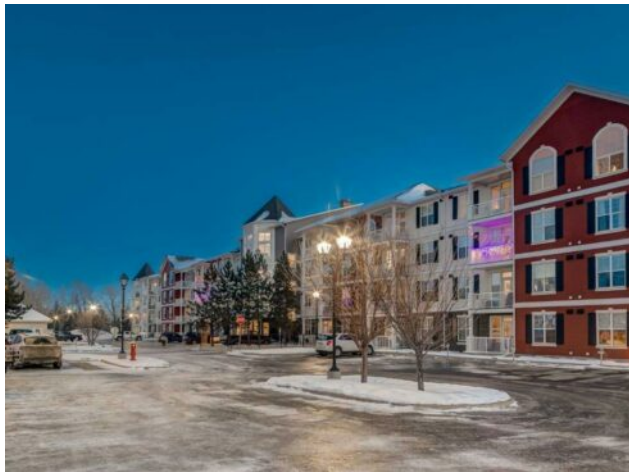


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

411, 1 CRYSTAL GREEN Lane
Okotoks, Alberta

MLS # A2270742



\$395,000

Division:	Crystal Green		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	959 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Hot Water, Natural Gas

Water: -

Floors: Carpet, Tile

Sewer: -

Roof: -

Condo Fee: \$ 510

Basement: -

LLD: -

Exterior: Concrete

Zoning: NC

Foundation: -

Utilities: -

Features: Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)

Inclusions: 3 Ceiling Fans, Venetian Blinds

WELCOME to this IMMACULATE 959 SQ FT TOP-FLOOR Home offers a FANTASTIC OPEN-CONCEPT DESIGN, Nestled in CRYSTAL GREEN with 2 BEDROOMS, 2 FULL EN-SUITE BATHROOMS, IN-SUITE LAUNDRY, + BOTH an OUTDOOR PARKING STALL + an UNDERGROUND TITLED PARKADE STALL - an EXCEPTIONAL VALUE in this LOCATION!!! Situated in the PREMIER PENNCROSS building, residents enjoy ELEVATORS, FITNESS FACILITIES, + LAKE ACCESS through the Crystal Shores HOA, + the CONVENIENCE of being just minutes from GOLF, PARKS, SCHOOLS, + AMENITIES. Step inside to a WARM + INVITING layout featuring FRESH PAINT throughout + A FUNCTIONAL, WELL-APPOINTED KITCHEN featuring STAINLESS STEEL APPLIANCES, a GRANITE-TOPPED ISLAND with BREAKFAST BAR SEATING, a SIL-GRANITE SINK, GARBURATOR, TILE BACKSPLASH, + PENDANT LIGHTING. This space is completed by a CORNER PANTRY + RICH BROWN CABINETRY that provides excellent storage + a cohesive, polished look. The open Dining + Living Room areas are perfect for ENTERTAINING FAMILY + FRIENDS or RELAXING after a long day. Large NORTH-FACING WINDOWS bring in soft NATURAL LIGHT while keeping the space COOL + COMFORTABLE all year long. From the living area, step onto the COVERED PATIO - complete with a GAS LINE for BBQs, ideal for morning coffee or evening unwinding. The PRIMARY BEDROOM is a PEACEFUL RETREAT with DOUBLE CLOSETS featuring BUILT-IN ORGANIZERS + a PRIVATE 3 PC EN-SUITE with TILE FLOORING + a WALK-IN SHOWER. On the opposite side of the unit -offering ADDED PRIVACY - you'll find the 2nd BEDROOM, which includes a WALK-THROUGH CLOSET with BUILT-INS + DIRECT ACCESS to the 4 PC MAIN BATHROOM.

This thoughtful split-bedroom layout is perfect for guests, roommates, extended family, or a home office setup. This WELL-MAINTAINED, MOVE-IN READY HOME offers an INCREDIBLE OPPORTUNITY for FIRST-TIME BUYERS, DOWNSIZERS, INVESTORS, or ANYONE looking for a BEAUTIFUL, SECURE, + HIGHLY FUNCTIONAL CONDO with OUTSTANDING AMENITIES + TWO PARKING OPTIONS. This location provides EASY ACCESS to Crystal Green Golf Course (3 MINS) + Crystal Shores Lake amenities (2 MINS). Schools are a QUICK 1 MINUTE Drive, including Holy Trinity Academy + Meadow Ridge School, with the FULL RANGE of Shopping + Services in North Okotoks (3–5 MINS) offering MAJOR Retailers + everyday conveniences. With QUICK connections to 32 Street (2 MINS), + Highway 2A (4 MINS), commuting throughout town or into Calgary (14 MINS) is QUICK + EASY. This is a LOCATION that truly has it all. Don’t miss out on this FANTASTIC PROPERTY - BOOK your PRIVATE VIEWING TODAY!!!